



NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY



SANDY RECOVERY HOUSING FINANCE RESOURCES

A comprehensive list of short and long term housing and financial options for consumers, developers, government agencies, non-profits and small businesses.

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SANDY RECOVERY HOUSING FINANCE RESOURCES

This is a comprehensive guide to housing finance resources for Sandy recovery. It provides a description of the resources available to consumers, developers, non-profits, government agencies and small businesses for both long and short term recovery efforts.

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PROGRAMS AVAILABLE TO CONSUMERS

PROGRAMS FOR CONSUMERS: SHORT TERM HOUSING

AFFORDABLE HOUSING ALLIANCE

1. **HOME GOODS REPLACEMENT ASSISTANCE**

Assistance replacing lost items due the SuperStorm Sandy. AHA is able to provided limited assistance to household who are trying to reestablish themselves in their rehabilitated or new home. They are looking to assist families with various home good items such as furniture and other houseware items. For more information: <http://www.housingall.org/help-with-housing/sandy-relief.asp>

2. **SECURITY DEPOSIT ASSISTANCE**

Security deposit assistance up to \$1,500 is available to assist displaced families secure replacement housing due to SuperStorm Sandy. For more information: <http://www.housingall.org/help-with-housing/sandy-relief.asp>

AMERICAN RED CROSS

1. **DISASTER SERVICE PROGRAM – RENTAL ASSISTANCE**

Collects data on housing resources available within an impacted area, and coordinates the provision of short term temporary housing for disaster survivors.

2. **EMERGENCY HOUSING REPAIR**

Provides funding to disaster survivors for Emergency home repairs which make primary residency homes habitable or protect belongings from additional damage by means of tarps, window repairs, door repairs, or roof patches.

ARMY CORPS OF ENGINEERS

1. **RAPID TEMPORARY REPAIR INITIATIVE**

Pilot repair program for windows and doors, as well as minor debris removal, to enable people to shelter in their homes. Applies to individual homes (owners and renters), but not apartments or condos.

2. **TEMPORARY ROOFING PLANNING AND RESPONSE TEAMS**

Operation Blue Roof: USACE contractors install plastic sheeting to enable survivors' home residency until permanent repairs are made. USACE manages program funded through FEMA for all counties eligible for the Individual Assistance program. Tarps are distributed through PODs (designated points of distribution), and installed where feasible. USACE can model potential roof damage as necessary. For more information: <http://www.usace.army.mil/Media/FactSheets/FactSheetArticleView/tabid/219/Article/82/temporary-roofing.aspx>

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

1. FEMA PUBLIC ASSISTANCE, TRANSITIONAL SHELTERING FOR DISPLACED INDIVIDUALS AND HOUSEHOLDS

Monies paid to hotels and motels through third party, Corporate Lodging Consultants, for transitional sheltering, as well as state and local government reimbursements for assorted interim housing options including, but not limited to, contracts with landlords for evacuee leases. Apply online at www.DisasterAssistance.gov. Apply via a smartphone at m.fema.gov. Call (800) 621-3362. Call TTY (800) 462-7585 for people with speech or hearing disabilities.

2. FEMA INDIVIDUAL ASSISTANCE, INDIVIDUALS AND HOUSEHOLDS ASSISTANCE PROGRAM

Provision of temporary housing assistance in the form of financial aid and housing units (e.g., travel trailers). Financial assistance delivered directly to individuals and households; can be applied to rental assistance, repair, replacement or temporary housing units for primary residences. Includes Other Needs Assistance Program. Pays for personal property and medical, dental, or funeral expenses. Apply online at www.DisasterAssistance.gov. Apply via a smartphone at m.fema.gov. Call (800) 621-3362. Call TTY (800) 462-7585 for people with speech or hearing disabilities.

GENERAL SERVICES ADMINISTRATION

1. OFFICE OF EMERGENCY RESPONSE AND RECOVERY EMERGENCY HOTEL LODGING

Emergency Lodging Blanket Purchase Agreement with Corporate Lodging consultants, to assist Federal agencies with emergency lodging accommodations for disaster victims and emergency support personnel. Primarily developed to move large numbers of displaced individuals and families from shelters to intermediate short-term housing. For more information: <http://www.gsa.gov/portal/category/27224>

RELIEF FOR CERTAIN FHA, FANNIE MAE AND FREDDIE MAC MORTGAGES

1. If your loan is owned by Fannie Mae or Freddie Mac, you may be eligible for a loan modification or forbearance. Also, for those homes located within the Federally Declared Disaster Zone, the US Department of Housing and Urban Development has instituted a 90-day moratorium on foreclosures of Federal Housing Administration insured mortgages. For more information about your mortgage, contact the National Servicing Center at 877-622-8525. For other questions, contact the FHA Resource Center at 800-CALL-FHA (800-225-5342). To find out if Fannie Mae owns your loan, visit www.KnowYourOptions.com/loanlookup. For additional assistance call 1-800-7FANNIE (1-800-732-6643) or go to www.KnowYourOptions.com/relief. To find out if Freddie Mac owns your loan, visit www.freddie.mac.com/mymortgage. For additional assistance, call 1-800-FREDDIE (1-800-373-3343) or visit www.freddie.mac.com.

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS (DCA)

1. HOMEOWNER RESETTLEMENT PROGRAM

Provides \$10,000 in funding assistance to eligible homeowners. In an effort to support homeowners' decisions to stay in their homes and contribute to the rebuilding of their neighborhoods, the Homeowner Resettlement Program was created to provide struggling homeowners with financial relief to help them make the decision to proceed with home improvements and resettle in their homes. For more information: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

2. **RECONSTRUCTION, REHABILITATION, ELEVATION AND MITIGATION PROGRAM (RREM)**

Provides up to \$150,000 in grant funding assistance to eligible homeowners. The RREM Program will provide funds to help homeowners repair their primary residence damaged by Superstorm Sandy. The program is designed for the homeowner to work with a prequalified contractor selected to undertake the construction. The state will conduct federally-required reviews, including environmental clearances. For more information, visit the website at: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

O.C.E.A.N., INC.

1. **RENTAL PROGRAM**

Two rental programs are available through O.C.E.A.N., Inc., known as The Rental Program, and The Supplemental Rental Housing Program. Through the Rental Program, units are available for a mix of incomes, families, seniors and special needs populations. The Supplemental Rental Housing Program, funded by FEMA, provides grants to income qualified renters or homeowners who need temporary rental assistance. Available for rental units in Ocean County only. For more information, visit the website at <http://oceaninc.org/programs/>, or call 732-244-5333 ext. 914.

UNITED STATES DEPARTMENT OF TREASURY/INTERNAL REVENUE SERVICE

1. **DISASTER TAX ASSISTANCE**

The purpose of this program is to provide free tax information and assistance to taxpayers whose property has been damaged or lost in a federally declared disaster area. Advisory and counseling services. IRS employees are present at most disaster recovery centers to provide free tax information. Taxpayers are given information about casualty loss deductions and assisted in determining whether a claim for refund of taxes already paid can be filed. Individuals have an option to file an amended return for the prior year to obtain a refund of taxes already paid rather than wait to claim the disaster loss on the subsequent year's return. IRS employees provide information to help taxpayers reconstruct destroyed financial records. Copies or transcripts of previously filed tax returns will be provided free of charge to taxpayers located in the federally declared disaster area. For more information call 800-882-3277, 800-829-1040, or 800-829-4059 (for hearing-impaired). You can also visit their website at <http://www.irs.gov/businesses/small/article/0,,id=156138,00.html>

PROGRAMS FOR CONSUMERS: LONG TERM HOUSING

AFFORDABLE HOUSING ALLIANCE

1. **MANUFACTURED HOMES RENTALS/SALES IN PINETREE COMMUNITY**

Seventeen permanent units in the Pinetree Manufactured Home Community in Eatontown will be made available to families displaced by SuperStorm Sandy. For more information: <http://www.housingall.org/help-with-housing/sandy-relief.asp>

FANNIE MAE

1. HOMESTYLE RENOVATION MORTGAGE

Allows the borrower to combine home purchase or refinance with the cost of renovating or repairing the home - in one loan and with one closing. Instead of financing the renovation with a second mortgage or home equity loan, you get the lower interest rate of a first mortgage by combining the first mortgage with the home improvement loan and you realize the cost savings resulting from one closing. The mortgage is based on the value of the home after the renovations are finished, so you know you will have the funds available to do the job right. Other costs related to a renovation may be added to the loan amount. For more information: https://www.fanniemae.com/content/fact_sheet/homestyle-renovation-factsheet.pdf

2. MY COMMUNITY MORTGAGE PRODUCT SUITE

Designed to help lenders serve low- and moderate-income borrowers. This menu of products is offered with several options and with flexible terms. These products offer: 0-3% minimum down payment; financing up to 100% of the value of the property; flexibility related to credit history; special options for teachers, police officers, firefighters and health-care workers; special options for the disabled. For more information: https://www.fanniemae.com/content/fact_sheet/mcm-product-matrix.pdf

FREDDIE MAC

1. HOME POSSIBLE MORTGAGE PRODUCT SUITE

Designed for first-time homebuyers and low- to moderate-income borrowers. It provides a low down payment and flexible credit terms to make it easier to qualify. Key features of these products include: minimum down payment of 5%; fixed-rate and adjustable-rate mortgages; flexibility related to credit history; second mortgages under certain circumstances; flexible income limits for underserved communities (hurricane-affected areas apply); no cash reserves required. Homebuyer education is required (some exceptions apply). For more information: <http://www.freddiemac.com/homepossible/hp97.html>

2. ONE CLOSING CONSTRUCTION TO PERMANENT MORTGAGE

With One Closing Construction to Permanent Mortgage, the construction mortgage is automatically converted to permanent financing when construction is complete. The conversion is seamless to borrowers - and there is no requalification process in most cases. The program also saves costs by avoiding a second closing. This product is for new dwellings only - not repair or renovation. For more information: <http://www.freddiemac.com/learn/pdfs/uw/construction.pdf>

3. RENOVATION MORTGAGES

Helps serve borrowers who need cash to repair, restore, rehabilitate or renovate existing homes or to make improvements to a home they are buying. Freddie Mac's Renovation mortgages offer a single mortgage with one set of closing costs to cover both purchase and rehabilitation, and allow up to six months of principal, interest, taxes and insurance covered by financing if the home is temporarily uninhabitable. A wide variety of rehabilitation for homes is covered. For more information: <http://www.freddiemac.com/sell/factsheets/renovation.html>

O.C.E.A.N., INC.

1. FIRST TIME HOME BUYER

O.C.E.A.N., Inc. provides grants of \$10,000 to be used toward the purchase of a home for income eligible first time home buyers. Applicants must take and pass a HUD-certified training program. Applicants must stay in the home for 15-20 years, depending on whether it is an existing or new home. Applicants must be Ocean County residents and must be purchasing a home in Ocean County. For more information, visit the website at <http://oceaninc.org/programs/>, or contact the O.C.E.A.N., Inc. Housing Counselor at 732-244-2351 Ext. 21.

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS

1. SECTION 8 HOUSING CHOICE VOUCHERS

A limited number of Housing Choice Vouchers will be available for eligible Hurricane Sandy survivors. To receive an application and program guidelines, call 609-633-6606 or email Hurricane.Sandy@DCA.State.nj.us

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY

1. HOMEBUYER ASSISTANCE PROGRAM

Provides financial incentive for home buyers – including creating first-time buyers from renters – to purchase a home. Buyers participating in the program would identify a property they want to purchase, obtain a first mortgage from a traditional source, and if qualified, would get a state funded second mortgage which would require no monthly payments. The goal is to boost the purchasing power of existing households, primarily renters displaced by Sandy to successfully purchase a home, as well as to stimulate the market for new and restored homes in the nine counties. For more information visit the website at: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

2. HOMEBUYER MORTGAGE PROGRAM

The basic loan program for First-Time and Urban Target Area home purchasers. Buyers of homes located within the Urban Target Areas need not be First-Time buyers. Buyers of homes outside of Urban Target Areas must be First-Time Homebuyers. This program can be combined with Smart Start, which offers families purchasing homes in Smart Growth Areas down payment and/or closing cost assistance up to 4% of the first mortgage loan amount. For more information: <http://www.njhousing.gov/dca/hmfa/homeownership/buyers/first/>

3. NEW JERSEY HOUSING RESOURCE CENTER (NJHRC)

The New Jersey Housing Resource Center is an online searchable registry of affordable, accessible and special needs rental and for-sale housing located in New Jersey. Temporary housing is available for those impacted by Sandy. The NJHRC is a free website that allows users to search, list, rent, and sell housing. The inventory is updated every two weeks to keep the information current. For those without computer access, call 1-877-428-8844 for assistance. NJHRC's website is <http://www.njhrc.gov>.

4. **POLICE & FIRE RETIREMENT SYSTEM MORTGAGE PROGRAM (PFRS)**
Provides first mortgages and refinancing for active members of the PFRS Pension Program with at least one year of service in the pension. For more information:
<http://www.njhousing.gov/dca/hmfa/homeownership/buyers/retire/>

SMALL BUSINESS ADMINISTRATION

1. **HOME DISASTER LOANS**
Low-interest, fixed rate loans to homeowners and renters to repair or replace damaged property. There is a cap of \$200,000 for home repairs or home replacement and a cap of \$40,000 for furnishings. For more information: <http://www.sba.gov/content/home-and-personal-property-loans>

UNITED STATES DEPT. OF AGRICULTURE, RURAL DEVELOPMENT (USDA)

1. **DIRECT HOMEOWNERSHIP LOANS**
Finance new or improved housing for very low- to low-income families and individuals who wish to live in rural areas. The purpose is to provide financing with no down payment and at favorable rates and terms. These loans are for the purchase, construction rehabilitation, or relocation of a dwelling and related facilities. Under the direct loan program, individuals or families receive a loan directly from USDA. Payments are based on income and you must be unable to obtain a homeownership loan from a bank or other conventional sources. For more information contact the New Jersey Rural Development State Office Housing Division at 856-787-7740 or visit the website at http://www.rurdev.usda.gov/HSF_SFH.html
2. **GUARANTEED HOMEOWNERSHIP LOANS**
Finance new or existing housing for very-low – to moderate income families and individuals who wish to live in rural areas. The purpose is to provide financing with no down payment and at favorable rates and terms. In addition, applicants must have reasonable credit histories and comply with income to debt ratios. Guaranteed loans are available to qualifying applicants who would not be able to get a conventional loan without a loan guarantee. For more information contact the Rural Development New Jersey State Office Housing Division at 856-787-7740 or visit the website at http://www.rurdev.usda.gov/HSF_SFH.html
3. **HOME IMPROVEMENT LOANS AND GRANTS (SECTION 504)**
Enable very low-income rural homeowners to remove health and safety hazards from their homes and to make homes decent, safe, sanitary, and accessible for people with disabilities. Loans are available to very low-income rural homeowners to make substantial home repairs when other loan options are not available. For seniors 62 and older who cannot afford a loan, grant funds are available for these repairs. For more information call 202-720-5177, or visit <http://www.rurdev.usda.gov/rhs/>

US DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

1. **203(B) MORTGAGE INSURANCE PROGRAM**

May be used to purchase or refinance a new or existing one- to four-family home in either urban or rural areas, including manufactured homes on permanent foundations. For more information: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/sfh203b

2. **SECTION 203(H) PROGRAM**

Provides Federal Housing Administration (FHA) insurance to disaster victims who have lost their homes and are facing the daunting task of rebuilding or buying another home. Borrowers from participating FHA-approved lenders are eligible for 100% financing. For more information http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/ins/203h-dft

3. **SECTION 203(K) PROGRAM (STREAMLINED 203(K) FOR LESS SEVERE REPAIRS)**

Enables those who have lost their homes to finance the purchase or refinance of a house along with its repair through a single mortgage. It also allows homeowners who have damaged houses to finance the rehabilitation of their existing single family home. For more information http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/203k/203k--df

4. **TITLE 1 PROGRAM**

For light or moderate rehabilitation of properties, as well as the construction of nonresidential buildings on the property. This program may be used to insure such loans for up to 20 years on either single-family or multi-family properties. The maximum loan amount is \$25,000 for improving a single-family home or for improving or building a nonresidential structure. Loans on single family homes may be used for alterations, repairs and for site improvements. Loans on multifamily structures may be used only for building alteration and repairs. Title I can be used in connection with a 203k Rehabilitation Mortgage. For more information: http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/title/ti_about

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT/ US DEPARTMENT OF VETERANS AFFAIRS

1. **HOUSING ASSISTANCE FOR HOMELESS VETERANS**

HUD-VASH provides permanent housing for eligible homeless Veterans and their families. For more information visit the website at http://www.va.gov/HOMELESS/HUD-VASH_Eligibility.asp, call the National Call Center for Homeless Veterans at 1-877-4AID-VET or visit http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/hcv/vash

PROGRAMS AVAILABLE TO DEVELOPERS

PROGRAMS FOR DEVELOPERS: LONG TERM HOUSING

ENTERPRISE

1. ENTERPRISE

Enterprise is providing a combination of grant and loan capital to support their community development partners directly affected by Superstorm Sandy. The funding provides emergency grants of up to \$20,000 that can be used to address any immediate needs resulting from the storm. It also can provide immediate low-cost working capital to for-profit and nonprofit partners to speed rebuilding such as bridging the gap to other resources, including FEMA funding and insurance coverage. For more information call 212-262-9635, or visit <http://www.enterprisecommunity.com/news-and-events/news-releases/statement-on-recovery-fund>

NEW JERSEY DEPARTMENT OF COMMUNITY AFFAIRS (DCA)

1. NEIGHBORHOOD ENHANCEMENT PROGRAM

The Neighborhood Enhancement Program provides funding to stabilize “threatened but viable” neighborhoods. This is a focused effort to revitalize target neighborhoods through the creation of affordable housing. The Program is intended to be a component of local plans to invest in and rebuild these targeted neighborhoods. It funds the rehabilitation or re-use of abandoned, foreclosed and vacant housing, structures or lots and addresses the shortage of affordable housing caused by the storm, while at the same time returning blighted buildings to viability. The program provides zero percent loans to developers who will create new units of for sale or rental housing through either rehabilitation or redevelopment. The state will determine neighborhoods which are eligible under the program as the program guidelines are developed. Initial occupancy of the units developed under this program is restricted to households at or below 80% of Area Median Income. The state has allocated \$30,000,000 in CDBG-DR funds to this program. For more information: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

2. NEIGHBORHOOD REVITALIZATION TAX CREDIT PROGRAM (NRTC)

NRTC funds are used by neighborhood-based non-profit organizations that have prepared, submitted and received approval from the Department for a revitalization plan for the neighborhood it serves. 60% of the tax credit funds must be used for activities related to the development of housing and economic development. The remaining balance may be used for complementary activities that will help to revitalize the neighborhood. Funding limits are: \$10 million per state fiscal year for the program; \$1 million per application from a non-profit. For more information: <http://www.state.nj.us/dca/divisions/dhcr/offices/nrtc.html>

3. **SMALL RENTAL REHABILITATION PROGRAM (SRRP)**

Provides up to \$50,000 per unit in grant funding assistance to eligible owners of rental property from 1 to 25 units. The SRRP will provide funds to help owners to repair, reconstruct, and elevate rental property damaged by Superstorm Sandy. The SRRP is intended to help existing owners restore their properties and to possibly receive reimbursement for eligible building expenses incurred by owners prior to the SRRP implementation but not paid for by other programs. New owners are also eligible for assistance. For more information:

<http://www.state.nj.us/dca/divisions/sandyassistance.html>

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY (HMFA)

1. **CHOICE (CHOICES IN HOME OWNERSHIP INCENTIVES CREATED FOR EVERYONE)**

CHOICE provides funding to developers to create viable homeownership housing markets in neighborhoods in which the cost of building housing is greater than the purchase price. HMFA provides 50% of the construction loan along with subsidy funds with a private lender providing the other 50% of the construction loan. For more information:

<http://www.njhousing.gov/dca/hmfa/developers/choice/>

2. **CONDUIT BOND PROGRAM**

The program is designed as a supplement to the core multifamily rental housing program. HMFA will issue tax-exempt or taxable bonds on a “pass through” basis on behalf of the borrower. Conduit bonds can be publicly offered or issued as a direct placement, where the bonds are purchased from HMFA directly by a qualified institutional investor. For more information: <http://www.njhousing.gov/dca/hmfa/developers/multi/>.

3. **FUND FOR RESTORATION OF MULTIFAMILY RENTAL HOUSING (FRM)**

Provides funding to restore affordable rental housing in areas affected by Superstorm Sandy. It will aid in the repair and construction of multifamily rental housing for low- and moderate-income residents. Program funding will be available through a standalone program and also in conjunction with other multifamily programs offered by the state to leverage additional resources and create more affordable rental units. The program provides loans to construct, convert, or repair affordable and mixed-income multifamily rental housing. Applicants who apply for funding through the state’s multifamily programs can apply for FRM program funding to make their projects more financially feasible and more capable of meeting New Jersey’s disaster recovery priorities. The state has dedicated \$179,520,000 in CDBG-DR funds to this program. For more information:

<http://www.state.nj.us/dca/divisions/sandyassistance.html>

4. **LOW INCOME HOUSING TAX CREDITS**

Sponsors of housing projects are awarded credits in accordance with the state’s Qualified Allocation Plan (QAP). Developers interested in receiving competitive tax credits must submit an application to HMFA in accordance with the QAP. Competitive Tax Credits are awarded annually. For more information: <http://www.njhousing.gov/dca/hmfa/developers/credits/>

5. **MULTIFAMILY RENTAL HOUSING PROGRAM**

Provides construction and/or permanent mortgage loans to finance the creation/preservations of affordable rental apartments. Funding is through the sale of tax-exempt and taxable multifamily revenue bonds. For more information: <http://www.njhousing.gov/dca/hmfa/developers/multi/>

6. **SANDY SPECIAL NEEDS HOUSING FUND (SSNHF)**

Provides rental housing and support services for special needs populations affected by Superstorm Sandy. The program will fund permanent supportive rental housing or community residences in which some or all of the units are affordable to low- and moderate-income special needs residents. "Special needs populations" will include individuals with mental, physical, or developmental disabilities, and other at-risk populations identified by the state. The program provides loans and grants to developers who will create projects with a combination of rental housing and support services. In addition to affordability requirements, developers must create a support services plan and demonstrate long-term viability of the project. Developers may apply for stand-alone financing or for program funding in conjunction with the Low Income Housing Tax Credit Program, tax-exempt bonds, and/or Fund for Restoration of Multifamily Housing. The state has dedicated \$25,000,000 in CDBG-DR funds to this program. For more information: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

7. **SPECIAL NEEDS HOUSING PARTNERSHIP LOAN PROGRAM (SNHPLP)**

Assists in the creation of affordable, supportive housing for individuals with developmental disabilities by financing the acquisition and rehabilitation of 3-4 bedroom single family houses. Other housing arrangements of up to six (6) bedrooms may qualify, on a case-by-case basis. For more information: <http://www.njhousing.gov/dca/hmfa/developers/needs/partnership/>

NEW JERSEY REDEVELOPMENT AUTHORITY (NJRA)

1. **NEW JERSEY URBAN SITE ACQUISITION PROGRAM (NJUSA)**

The NJUSA Program is a revolving loan fund that facilitates the acquisition, site preparation and redevelopment of properties, which are components of an urban redevelopment plan in NJRA eligible communities. NJUSA serves as a catalyst to jump start urban revitalization efforts. The program provides for-profit and nonprofit developers, and units of government with a form of bridge financing to acquire title to property and for other acquisition related costs. For more information: <http://www.njra.us>

2. **PREDEVELOPMENT LOAN FUND FOR AFFORDABLE RENTAL HOUSING**

The \$10 million Predevelopment Loan Fund provides a source of low-cost financing to help nonprofit developers cover costs relating to the development of affordable rental properties that are currently unsafe, underutilized or in foreclosure. All projects receiving financing will help to revitalize a community and address development needs that were created or exacerbated by Superstorm Sandy. The Loan Fund provides three-year loans of between \$100,000 and \$500,000 per project, at an interest rate that will not exceed 2%. The loans will be secured by a mortgage on the development site and/or other collateral satisfactory to the New Jersey Redevelopment Authority (NJRA). Initial occupancy of the units developed under this program is restricted to households at or below 80% of Area Median Income. For more information: <http://www.state.nj.us/dca/divisions/sandyassistance.html>

UNITED STATES DEPARTMENT OF TREASURY

1. NEW MARKETS TAX CREDITS (NMTC)

Spurs new or increased investments into operating businesses and real estate projects located in low-income communities. The NMTC Program attracts investment capital to low-income communities by permitting individual and corporate investors to receive a tax credit against their Federal income tax return in exchange for making equity investments in specialized financial institutions called Community Development Entities (CDEs). The credit totals 39 percent of the original investment amount and is claimed over a period of seven years. For more information http://www.cdfifund.gov/what_we_do/programs_id.asp?programID=5

PROGRAMS AVAILABLE TO NON-PROFITS

PROGRAMS FOR NON-PROFITS: SHORT TERM HOUSING

CORPORATION FOR NATIONAL AND COMMUNITY SERVICE

1. NATIONAL CIVILIAN COMMUNITY CORPS (NCCC)

Young adult, team based, community service program; Relevant service includes case management, distribution of clean-up kits, minor demolition, and manual labor not requiring extensive experience or expertise.

SUPPORTIVE HOUSING ASSOCIATION OF NEW JERSEY (SHANJ)

1. PUBLIC ASSISTANCE FOR NEW JERSEY'S NON-PROFIT AGENCIES AND RESIDENTS

As a result of Hurricane Sandy, New Jersey's non-profit agencies and residents were declared eligible for federal assistance. State facilities and Private, Non-Profit (PNP) agencies can apply for Public Assistance (PA) in order to be reimbursed for eligible losses as a result of the hurricane. For more information, contact Chris Hartnett, State Coordinating Officer with the State Office of Emergency Management (OEM), at 609-882-1694.

PROGRAMS FOR NON-PROFITS: LONG TERM HOUSING

CORPORATION FOR NATIONAL AND COMMUNITY SERVICE

1. AMERICORPS STATE AND NATIONAL VOLUNTEERS IN SERVICE TO AMERICA (VISTA)

Direct service and capacity building grants provided directly to organizations, Indian tribes, and consortia formed across two or more states to recruit, train and place AmeriCorps members to meet critical community needs.

THE HURRICANE SANDY NEW JERSEY RELIEF FUND

1. HURRICANE SANDY NEW JERSEY RELIEF FUND

Provides funding to non-profit organizations providing disaster relief services in New Jersey. The fund will place a priority on four focus areas, including housing assistance, social services, financial and legal aid, and economic development. The deadline for the current grant cycle is March 15th, and the grants expected to be awarded during this target cycle have a target allocation of \$5 million. Visit the website at www.SandyNJReliefFund.org. Or email grants@sandynjrelieffund.org.

PROGRAMS AVAILABLE TO GOVERNMENT AGENCIES

PROGRAMS FOR GOV'T. AGENCIES: SHORT TERM HOUSING

UNITED STATES DEPARTMENT OF HEALTH AND HUMAN SERVICES

1. SOCIAL SERVICES BLOCK GRANT (SSBG)

SSBG Supplemental Emergency Funds are additional funds to the SSBG program that may be awarded after a Presidentially Declared Disaster to address social and health services (including mental health services) for individuals, and for repair, renovation or construction of health care facilities (including mental health facilities). SSBGs fund a variety of initiatives for children and adults including: Daycare, Protective services, Special services to persons with disabilities, Adoption, Case management, Health related services, Transportation, Foster care, Substance abuse, Housing, Home-delivered meals, Independent/transitional living, Employment services. Grants are provided to states based on a formula. For more information: <http://www.acf.hhs.gov/programs/ocs/programs/ssbg>

PROGRAMS FOR GOV'T. AGENCIES: LONG TERM HOUSING

GENERAL SERVICES ADMINISTRATION (GSA)

1. OFFICE OF EMERGENCY RESPONSE AND RECOVERY, FEDERAL SUPPLY SCHEDULES - DISASTER RECOVERY PURCHASING

Enables state and local governments to purchase products and services to expedite recovery and the return to permanent housing; The Transportation, Delivery and Relocation Solutions Schedule offers an array of emergency transportation solutions to evacuate disaster victims to temporary disaster housing. For more information: <http://www.gsa.gov/portal/content/202321>

US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD)

1. COMMUNITY DEVELOPMENT BLOCK GRANT DISASTER RECOVERY ASSISTANCE (CDBG-DR)

Funds local community development activities such as affordable housing, economic revitalization, public services, and infrastructure restoration. A portion of funds can be utilized for technical assistance. Grantees must generally use at least half of Disaster Recovery funds for activities that principally benefit low-and-moderate income persons. For more information: http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/drsi

2. HOME INVESTMENT PARTNERSHIPS PROGRAM

Provides grants to states and localities to build, buy and rehabilitate affordable housing and provide direct rental assistance to low-income individuals. Program funds allocated to local governments based on formula weighing the relative inadequacy of each jurisdiction's housing supply, incidence of poverty, fiscal distress, and other factors. For more information: <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>

3. RE-PROGRAMMING OF PUBLIC HOUSING FUNDS

Local Public Housing Agencies, re-program Public Housing Capital Funds to correct physical, management, or operating deficiencies in properties for low income families. Public Housing Agency Board approves any reprogramming. For more information, contact your local housing authority.

4. SECTION 108 LOAN GUARANTEE ASSISTANCE

HUD will offer state and local governments federally guaranteed loans for housing rehabilitation, economic development, and repair of public infrastructure. For more information http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs/108

PROGRAMS AVAILABLE TO SMALL BUSINESSES

PROGRAMS FOR SMALL BUSINESSES: LONG TERM HOUSING

NEW JERSEY COMMUNITY CAPITAL

1. REBUILD NEW JERSEY

Provides loans to assist small business as they recover from Sandy and rebuild. REBUILD provides loans from \$10,000 to \$30,000 to help small businesses pay for building repairs, equipment and inventory purchases, rent or mortgage payments, salary expenses, and utility costs for which they may need assistance. The loans are for up to 24 months and are at a 3% interest rate, with up to three months interest free. For more information call 732-640-2061 x405, or visit <http://www.newjerseycommunitycapital.org/financing/rebuildnj/>